

THE ALBERTA MUNICIPAL COUNSELLOR



PUBLISHED BY THE DEPARTMENT OF MUNICIPAL AFFAIRS IN THE INTERESTS OF LOCAL GOVERNMENT

Vol. 11 No. 8

EDMONTON, ALBERTA

September, 1966

TWO NEW TOWNS ESTABLISHED

FIRE PREVENTION WEEK PROCLAIMED

A STRIKE TO CUT FIRE LOSSES

OCTOBER 9 - 15 IN 1966

Austin Bridges, Provincial Fire Commissioner, recently urged all concerned with municipal administration to make early plans and preparations for observing Fire Prevention Week in 1966. He sends the following message for readers of the COUNSELLOR:



"Fire waste clouds our skies! In Alberta during the last ten years; 449 killed, \$85,400,000.00 wasted!

"Don't think we are taking this beating lightly; we are striking back and will continue to do so. Alberta municipalities have fire department manpower. They have some of the latest equipment and they are getting more. Their fire services have the know-how, both to fight fire and to prevent fires, and they are passing this fire protection knowledge on to the public with the result that fewer and fewer people will die because of ignorance. Last year 36 persons died in Alberta. This was the lowest number in the last ten years. Still, we can do better and we must do better. We just cannot be satisfied with anything less than the lowest fire loss record in Canada.

AUSTIN BRIDGES passing this fire protection knowledge on to the public with the result that fewer and fewer people will die because of ignorance. Last year 36 persons died in Alberta. This was the lowest number in the last ten years. Still, we can do better and we must do better. We just cannot be satisfied with anything less than the lowest fire loss record in Canada.

"As Fire Commissioner, I appeal to all who are vitally concerned with municipal administration, "Demand a strong concerted attempt for conservation of life and property during Canada's Centennial year." A special effort in each municipal jurisdiction will produce a very much improved record for the whole province. It should be possible to reduce fire deaths and fire losses by a high percentage during the coming centennial year."

... CONVENTION THEME

ASSESSOR'S ADVANCEMENT

The sixth annual convention of the Canadian Association of Assessing Officers was held in Saskatoon July 14 and 15, 1966. Directors from Alberta were D. E. Mills, Chief Provincial Assessor and A. R. Isbister, Director of Field Service, Department of Municipal Affairs. Also from Alberta were immediate Past President, J. B. Laidlaw, (Provincial Assessment Commissioner) and delegate assessors W. A. Cook (County of Stettler), Virgil Braunerberger (M. D. of Starland), Jack MacDonald (County of Mountain View) and Barney Barnett (City of Calgary).

A new schedule of fees was discussed by the Directors at a meeting held on July 13th prior to the convention. With 16 of the 19 Directors present, their meeting agreed the organization needed a financial "shot in the arm" in order to survive. It was also decided that the Directors from each Province should assume responsibility for one issue of the Newsletter and that two more vice-presidents should be elected.

The Convention proper was held in the Bessborough Hotel. D. E. Mills of Edmonton was elected 1st Vice-President along with Carl Madgett of Brampton, Ontario, 2nd Vice-President and James Marke, Kelowna, B.C., 3rd Vice-President.

The main theme dealt with what is needed to (To Page 8)

EDMONTON, ALBERTA

TO SERVE OIL AND COAL

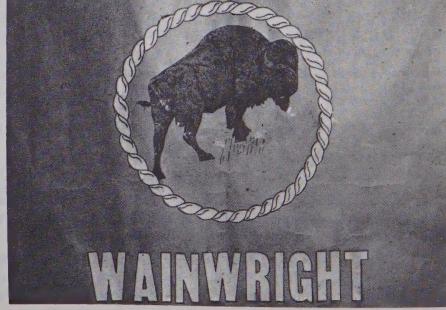
• RAINBOW LAKE - GRANDE CACHE

Two New Towns, Rainbow Lake and Grande Cache were established by Order-In-Council on September 1, 1966. Rainbow Lake is to be in the new oilfield west of High Level. Grande Cache will be located on the Alberta Resources Railway route 80 miles northwest of Hinton.

Both municipalities are being organized to create permanent accommodation and facilities for anticipated work forces. Each is being governed in the first instance by a Board of Administrators. These Boards now consist of two senior staff members of the Department of Municipal Affairs. Resident members may be added at a later date.

The announcement on the New Towns followed nearly a year of investigation and study by the Provincial Planning Office in the two areas. (Story and maps on page 6).

WAINWRIGHT TOWN FLAG



EARLY IN 1965, a member of Wainwright Town Council proposed the adoption of a Town flag. A buffalo was featured in the banner, as the area was the site of Buffalo National Park for 30 years. It was suggested that the flag would generate a greater community spirit, heighten local enthusiasm during parades and sporting events, promote a spirit of joie de vivre during celebrations and help to make the district known as a colorful and interesting place. However, Council was not enthusiastic so the project was dropped.

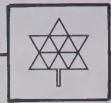
A year later the idea was introduced to the Chamber of Commerce who accepted it with enthusiasm. The colors blue and gold were chosen to represent the blue skies, the golden wheat and the sunshine which are plentiful in the district. The Chamber recommended the adoption of such a flag to Council. It was adopted on April 5, 1966. This is to be a Centennial project and will be registered in Ottawa.

Banners of the design were obtained in time for the 1966 parade and prices are being obtained on nylon flags and crests for use in Centennial year. The Chamber of Commerce will urge every business and home to fly at least one Wainwright flag in 1967.

(J. B. Middlemass, Town Secretary-Treasurer, Wainwright)

THE SECOND PAGE . . .

CANADIAN QUOTES and PHRASES



On a sudden seven ducks
With a splashy rustle rise,
Stretching out their seven necks,
One before, and two behind,
And the others all arow,
And as steady as the wind
With a swivelling whistle go.

Archibald Lampman - 1888

A TRIBUTE FOR BOB CANTELON

In the retirement of R.A. (Bob) Cantelon, on June 30th, the Department of Municipal Affairs has lost one of its keenest and most valued employees. During his career with the Alberta Civil Service, first with the old Department of Trade and Industry, and for the past ten years as Liaison Officer in Municipal Affairs, Bob was always outstanding in his devotion to the task in hand.

Bob's major task with the Department was the production of The Alberta Municipal COUNSELLOR. In that assignment, his work as editor was always challenging and often difficult. The high measure of regard now enjoyed by the COUNSELLOR attests to the enthusiasm and ability he brought to the job.

In liaison, Bob's accomplishments were perhaps best demonstrated within the role he played as Secretary to the Provincial-Municipal Advisory Committee since its inception in 1959.

Altogether, Bob's work set a high standard and he will be missed by all members of the staff and his many friends in the provincial and municipal administrations throughout Alberta.

In the records of the Department, he is now a retired employee, -- in our hearts in the department, he is still a valued friend. And so to Naramata we send the message "Well done Bob! We now wish you many years in the pleasant relaxation which you have so ably earned".

A.W. Morrison,
Deputy Minister.

'FOR BETTER UNDERSTANDING'

"The player has changed his position on the team and the team is on the same playing field". That might be one way to view the change your new editor has made in coming to "The COUNSELLOR" from Alberta EMO.

At Alberta EMO our concern was for assisting local government. Here, at the Department of Municipal Affairs, our concern continues to be with assisting local government. Where before the assistance was in advising on the "planning and organization for Emergency Measures within local government" it is now in editing the Alberta Municipal COUNSELLOR "for better understanding between persons engaged in the various aspects of local government within the Province".

We are enjoying every new minute as we work at this fresh, interesting task. Especially, we look forward to making many new friends among the large number of persons engaged in municipal affairs at both the local and provincial levels.

TWO LOOKS FOR ALBERTA

The Alberta Centennial tartan differs somewhat from our official tartan. The Centennial version is mainly bright blue with white next and some dark green and black. The official tartan has a green background with yellow, blue, black and white in the design.

THE CHANGING SCENE

o COUNTIES

Barrhead	A/Secretary-Treas.	E. E. Koberstein
Lac St. Anne	Secretary-Treasurer	F. A. Rolof
Mountain View	Secretary-Treasurer	F. J. J. Dowley
Red Deer	Secretary-Treasurer	D. L. White
Wheatland	Reeve	E. Cammaert

o CITIES

Wetaskiwin	City Clerk	H. G. Blythe
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o TOWNS

Beaverlodge	Secretary-Treasurer	R. Pilon
Cammore	Acquired Town Status	June 1/66

Carstairs	Acquired Town Status	Sept. 1/66
Coleman	Secretary-Treasurer	D. Jensen
Eckville	Acquired Town Status	July 1/66

Fairview	Secretary-Treasurer	L. Chorney
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Grande Cache	Chairman, Bd. of Administrators	Len Gorrel
High Level	Secretary-Treasurer	R. Hanson
High River	Town Administrator	Ross Ellis

		Resigned Sept. 1/66
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Innisfail	Secretary-Treasurer	A. A. Wray
Lac La Biche	Secretary-Treasurer	P. V. Poholski
Mundare	Secretary-Treasurer	D. J. Frunchak

Rainbow Lake	Chairman, Bd. of Administrators	N. S. Kennedy
Red Water	A/Secretary-Treas.	S. Antoniuk
Sedgewick	Acquired Town Status	May 1/66

Stettler	Town Manager	C. Warren Dunford
Sundre	Secretary-Treasurer	A. Ogden
Two Hills	Secretary-Treasurer	M. D. Charchun

o VILLAGES		
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Amisk	Secretary-Treasurer	A. Nordin
Blackie	Secretary-Treasurer	G. L. Meadows
Carmangay	Secretary-Treasurer	Mrs. M. Lehto

Duchess	A/Secretary-Treas.	Mrs. L. Norton
Entwistle	Secretary-Treasurer	P. E. Ryan
Evansburg	A/Secretary-Treas.	M. Nikolayuk

Ghost Lake (S.V.)	Secretary-Treasurer	W.S. McKenzie
	1736-20 Ave. N.W., Calgary	
Gibbons	Secretary-Treasurer	E. Yeo

Golden Days (S.V.)	Mayor	13810-Ravine Dr.
	Change of Address	Edmonton
Hughenden	Secretary-Treasurer	Mrs. E. Anderson

Marwayne	Secretary-Treasurer	Mrs. J. Wellman
Milo	Secretary-Treasurer	Mrs. M. J. Chaffee
Mirror	Mayor	R. N. Laforce

Nakamun Park (S.V.)	Secretary-Treasurer	Mrs. B. Neis
	9503-133 Ave., Edmonton	
	Secretary-Treasurer	C. D. Denney

Norglenwold (S.V.)	Secretary-Treasurer	205-4823-49 St.
	Change of Address	Red Deer
Rosalind	Mayor	A. T. Evans

Sexsmith	Secretary-Treasurer	A. H. May
Veteran	Secretary-Treasurer	Mrs. J. Goldthorpe
Warburg	Secretary-Treasurer	C. W. Scott

Wildwood	A/Secretary-Treas.	Mrs. E. Gates
o NATIONAL PARKS		

Western Regional Director, Calgary	D. B. Coombs
Banff National Park	Superintendent
Banff Townsite	Town Manager

THE ALBERTA MUNICIPAL COUNSELLOR
Authorized as second class mail by the Post Office Department,
Ottawa, and for payment of postage in cash.

Published monthly by the Department of Municipal Affairs, Government of Alberta, for better understanding between persons engaged in local government within Alberta. Printed in Canada. Reprinted without restriction but a credit line upon request. Articles and information about the changing scene are welcomed and the publication will be mailed without charge upon request.

The Alberta Municipal Counsellor
Department of Municipal Affairs
Edmonton, Alberta

FIRE TRAINING FOR FIRE OFFICERS

BY W. D. MACKAY, DEPUTY FIRE COMMISSIONER

o MR. MACKAY EXPLAINS HOW MUNICIPALITIES BENEFIT
BY SENDING FIREMEN TO VERMILION FOR ONE WEEK

The Municipal Fire Chief through lack of training is not always capable of setting up and organizing a fire department including the development of a workable fire department organization and the preparation and administration of a suitable training program for the officers and men of the organization. It was because of this lack of knowledge and training, that the Alberta Fire Chiefs Association began to urge the Government of Alberta to establish a training program, where they and members of their fire departments could attend and take part in formal discussion and practical application of those fields related to fire prevention and fire protection.

As a result of these requests, the Fire Commissioner was authorized to proceed with a school which is now known as the Alberta Fire Training School, located at Vermilion, Alberta. Courses at the school cover all phases of fire department operations both administrative and operational. They are designed to acquaint the fire officer with his duties and responsibilities and to establish a suitable fire training manual for his use in training other members of his department. Thirty-one courses have been completed. Over 175 fire departments have been represented with a total attendance exceeding 700.

The program has greatly expanded from its modest beginnings, when most of the equipment and facilities had to be borrowed from other government departments and agencies. The Alberta Fire Training School program has been authorized as vocational training, through the Vocational and Technical Training Division of the Department of Education. Presently there is some \$90,000.00 worth of equipment available for the training school program. In order to improve the training facilities still further, a three storey training tower is being constructed at the site. This will allow for further expansion of the program and for improvements in the existing courses.

The courses are free to all Fire Department Officers from municipal, industrial and government fire departments in the Province of Alberta. Meals and lodging are provided at the Vermilion Agricultural and Vocational College. In addition, candidates are allowed travelling expenses while proceeding to and from their place of residence.

Future plans for this worthwhile training program include additional training courses in fire inspection and fire prevention, a fire department instructors course and additional courses in Fire Officer leadership.

Those who have participated in the courses offered to date, have indicated their satisfaction with the program and have urged the Fire Commissioner to continue with plans for future courses.

It is necessary that the support of the municipal fire departments be continued. It is also necessary that municipal governments recognize the value of the program being offered. Without the co-operation of the municipality, the fire officer, in most cases, is unable to attend. A Fire Officers' participation will ultimately benefit his municipality through increased activity and training within his department. This should result in better fire prevention measures and a reduction in the municipal fire loss.

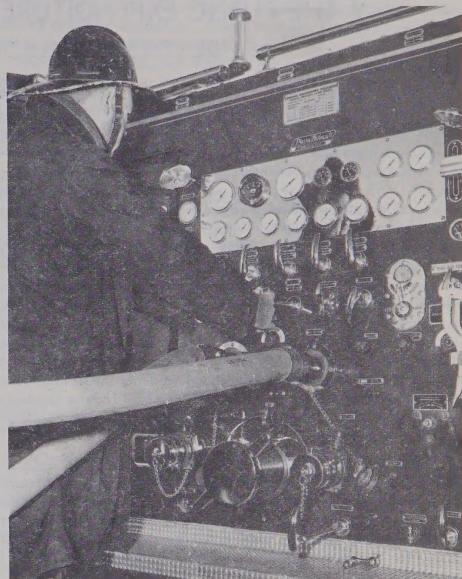
GRANDE PRAIRIE NEXT YEAR

NORTH MEET AT SPIRIT RIVER

The annual meeting of the Peace River Municipal Districts and Counties Association was held at Spirit River on Thursday, June 23rd, with the Municipal District of Spirit River #133 acting as host municipality. Chairman, Fred White opened proceedings at 11:00 a.m. and Allan Charles carried on in his capacity as permanent Secretary of the Association.

Attending the Conference were M. L. A.'s R. Ells representing the constituency of Grouard; Euell F. Montgomery representing Peace River and A. O. Fimrite, Spirit River. Also present were A. W. Morrison, Deputy Minister of Municipal Affairs along with J. B. Laidlaw, Assessment Commissioner, A. R. Isbister, Director of Field Service, Allan Lymburner and local I. D. Inspector Harold Glidden. Municipal Bridge Engineer Howard Atkin from Edmonton and William Beatty, District Maintenance Engineer from Grande Prairie represented the Department of Highways. The Alberta Association of Municipal Districts and Counties was represented by

(To Page 7)



If you were confronted with the above group of gauges, would you know where to begin? Each member of your fire department should know! Your fireman should be so familiar with the gauges and valves shown, or at least a group of similar gauges and valves, that he can place your fire pump into operation and produce adequate fire fighting streams for the nozzlemen, under the worst weather conditions and in the dead of night. This is only one of a number of tasks that your fireman must learn to be a useful member of your municipal fire department. "It does not matter whether he is an unpaid volunteer or a member of a paid organization, his responsibilities and tasks are the same," says W. D. MacKay, Deputy Fire Commissioner.

RURAL ASSOCIATION MANAGER

o For Insurance and Trading

The Co-op Trading Division and Insurance Department of the Alberta Association of Municipal Districts and Counties has a new manager, Jack D. Edworthy, 38. Jack took over his new position in Edmonton on September 1st.

Jack has come to Edmonton from Calgary. There he was Agency Superintendent for the United Grain Grower's Insurance Agencies for the past 12 years. He has been an advisor to the Association and their members since the inception in 1955 of their own Jubilee Insurance Agencies Limited.

An avid horseman, gardener and Winchester rifle collector, Jack also found time in Calgary to be an Associate Director of the Exhibition and Stampede and Regional Vice-President of the Boy Scouts.

He expects to soon find equally challenging activities on the new Edmonton scene. His wife Frieda and two children Lee and Susan have joined him in a new home in Edmonton.



J. D. EDWORTHY

CORRECTION

Farm Purchase Credit Act Amendment

Vol. 11 No. 6, June, 1966 issue of The Alberta Municipal COUNSELLOR should be corrected on page 7 under "The Farm Purchase Credit Act, 1963" as follows:

Change \$55,000.00 to read \$50,000.00

A SURVEY OF THE DEPARTMENT OF MUNICIPAL AFFAIRS

BY THE PUBLIC EXPENDITURE & REVENUE STUDY COMMITTEE

o CONTINUING CHAPTER VII of "THE COMPLETE and FINAL REPORT" of the COMMITTEE

This may be initiated at present either by local petition or by ministerial action.

The establishment of advisory committees in the improvement districts where none now exist would seem to be a stepping stone toward autonomous local government. Although appointed by Order-in-Council, and with no executive authority, these advisory boards provide local leadership and encourage citizens to concern themselves with the management of their own affairs. Nor is their usefulness limited to progress toward local self-government; it will be many years before a number of improvement districts in the rough grazing and forestry country along the mountains support a population large enough to warrant county organization. In the meantime, the residents of these areas should, in all fairness, have some voice, albeit of an advisory nature, in the determination of their own affairs. For these reasons the Committee is of the opinion that more improvement districts should have advisory committees and we have suggested that the field service officers of the Department of Municipal Affairs should advise residents of these areas as to how to secure an advisory committee and encourage them in this undertaking.

COMPENSATION FOR DAMAGES OCCASIONED BY PUBLIC WORKS

Legislation has been enacted providing for the compensation of land owners adversely affected by public works projects. Provision for the payment of damages to such persons is made in The City Act (Section 303a), The Town and Village Act (Section 3862) and in rural areas, by The Expropriation Procedure Act (Section 15).

Section 303a was added by the Legislature to The City Act in 1960. Under the terms of this section the owner of a property injuriously affected by reason of the city erecting a work or structure on adjacent land may claim compensation for the damage which he has suffered as a result. The courts have apparently interpreted this section to cover, not only any diminution in the market value of the property so affected, but also the capitalized value of any lessening of the future income stream which may be expected from this property.

The Town and Village Act was amended by the addition of a similar section, so that claims for injurious affection by an owner whose property is damaged by the erection of a structure on an adjacent parcel has legal claim for compensation. Under Section 15 of The Expropriation Procedure Act, however, the Crown is protected against claims for damage to adjacent property resulting from expropriation.

No doubt the need for protecting owners of adjacent properties from structures erected in cities is greater than in towns, villages and rural areas. However, Section 303a of The City Act appears to offer excessive protection in that it provides compensation, not only for any diminution in the present market values of property affected by construction on adjacent property, but also for any diminution in the stream of expected future income earned by such property. Surely the former reflects the capitalized value of the latter; to include both results in duplication and an onerous burden on the city taxpayer. This legal provision for compensation for injurious affection will become of increasing importance with the prospective construction of freeways within city boundaries.

The Committee, therefore, recommends that Section 303a of The City Act be amended in such a way as to limit compensation to a maximum amount consisting of:

(a) the difference between the market value of the affected property before and after the act of injurious affection

(b) a reasonable amount not exceeding ten per cent of the award in (a) be paid for severance, inconvenience and damage resulting from the public work.

In a brief presented to this Committee by the Western Stock Growers' Association, a protest was lodged regarding the price offered by the Department of Highways for land required for roads.

"These roads in the Foothills area are usually constructed, not on the surveyed road allowances, but on privately owned land along the floors of valleys. This bottomland is used by the rancher for the production of hay which is an essential supplementary feed during the winter months. The supply of such land is strictly limited; its best use is essential to the success of the entire ranching operation, and its value, therefore, considerably in excess of the average value of land in the

ranch unit. If the road causes severance of a field the per acre price should be higher in relation to the damage which it causes. Should the average value of ranch lands in the area, exclusive of improvements, and including hills, rock outcrops and bush, be in the \$50 to \$60 range, as it now is, one might well expect the market value of the arable bottomland to be in excess of \$100 per acre. Using the rule of thumb of one and one-half times market value, sometimes employed by pipeline companies buying a right-of-way, a price of \$150 per acre would not seem out of line, particularly if severance of fields occurs and relocation of fences is required. The Department is offering about 20 per cent of this latter figure."

There is a sharp divergence of opinion between the position of the landowner as evidenced by this submission and that of the Department of Highways as stated by the Minister in a memorandum to this Committee:

"With reference to paying market price, plus damages for the land that is acquired in L.I.D.'s, may I advise that we have followed a policy of asking the people to donate extra right-of-way when it is required as the said people receive the greatest benefit and indeed are sometimes the only benefactors. Most of the people offer to donate the land if we will build and improve the road for them."

"As a general principle, the value of the road to the rest of the holding is considered in our legislation and this value deducted; these items balance out and the landowner is prepared to provide the right-of-way required free of cost in order to secure a better quality road."

"Many municipalities follow this same principle and I frankly believe that it is sound. When there is a road for which compensation should be paid, we use the assessed value rather than the market value; a multiple of 2 1/2 x the assessed value is often used. In other words, the person is paying taxes on the assessed value and it therefore appears fair that he be paid on the multiple of the assessed also."

Inasmuch as the Crown acquires title to the roadway, and since the type of road built by the Department of Highways is of a high standard, perhaps a 26' top, and will usually be utilized by many people other than the owner of the land acquired, we consider that the Province should be prepared to pay the market price for the land plus any damages occasioned by severance, except when donated.

The use of a multiple of assessed value, rather than market value, as a basis for payment for land acquired for right-of-way is not defensible for the following reasons:

1. While assessed value is fixed at roughly 40 per cent of "fair actual value" for the top grade of arable land other grades are assessed on the basis of their relative productivity. The assessment structure is complicated with various compensating factors being taken into account in an effort to ensure equitability. Market value cannot be determined by taking "fair actual value" or 2 1/2 times assessed value as determined by the assessors.

2. The Minister's statement argues that if a landowner pays taxes on one basis he should be prepared to sell on that basis. With this we cannot agree. If assessment is indeed too low, it is the concern of the assessment branch to remedy this deficiency; it should place no obligation upon the landowner to accept a price based upon such a valuation which is designed for quite another purpose.

3. Even if fair actual value (2 1/2 times assessment) were an accurate indicator of market value, which it is not, it cannot be fairly used in the cases cited by the Stock Growers. Assessment is applied to the parcel as a whole and per acre assessment represents an average. The reason the Department of Highways is acquiring land for a right-of-way is because the surveyed road allowance is unsuitable because of topography, brush cover or rock outcroppings. The road is surveyed on the level land of the valley floors which is much more valuable than the rough land included in the rest of the parcel.

The Committee accordingly recommends that in acquiring rights-of-way, the Department should offer market price for the specific portion of land involved, plus damages occasioned by the road, less benefits conferred by the public structure insofar as they affect market value, as specified in Section 15 of the Expropriation Procedure Act.

CONCLUSIONS and RECOMMENDATIONS

Serving, as it does, as the linchpin which retains the wheel of local government on the provincial axle, the Department of Municipal Affairs is of direct concern to all Alberta citizens. The Department exercises a supervisory role over all municipal governments and, in vast areas of the Province where these do not exist, is itself responsible for local administration. In addition, through the assessment machinery located in the Department, it establishes the base upon which some 172 million dollars of property and business taxes are raised each year. This represents more than one third of the total of direct taxes paid by citizens and corporations of the Province.

While we have not attempted a detailed analysis here of the fiscal relationship between the Government of the Province and its municipalities we hope we have laid the foundation for such an examination which will be covered in a later section of this report.

The Committee offers the following recommendations which have been outlined above in its findings:

1. Establishment of an Assessment Commission

The assessment function is presently performed by four branches or boards within the Department of Municipal Affairs. Equitable assessment of very different types of real property on a province-wide basis is a complex and difficult responsibility and one that should be performed in as objective and simple fashion as possible. We accordingly recommend that a permanent, independent assessment commission of three be appointed and that it be charged with the responsibilities now resting with the office of the Assessment Commissioner, the Assessment Branch, and the Assessment Equalization Board.

Our purpose is to concentrate within this commission the responsibility for establishing the standards, methods and procedures of assessment, the performance of the actual assessment work, or its supervision and inspection where it is carried out by others, and finally the responsibility for equalization as among the various municipal units.

We recommend that the Assessment Commission should hold to the objective, over a period of time, of acquiring the staff necessary to perform all assessment work. The advantages of uniformity of assessment would, in our opinion, outweigh the disadvantage occasioned through the loss of capable people now doing assessment work on a contract basis.

This Assessment Commission should report directly to the Executive Council.

The Assessment Appeal Board should continue as at present as a separate body within the Department for the purpose of hearing appeals.

2. Appointment of a Temporary Property Tax Committee

Rising levels of assessment and mill rates have served to focus the attention of many ratepayers on the structure and methods of assessment of real property. It is our firm conviction that, since the property tax will remain an important part of our fiscal apparatus, the base upon which it is levied should be as simple as is compatible with equityability and that the methods and procedures used in establishing this base should be readily available to the public.

We, therefore, recommend the appointment of a temporary special committee of well qualified persons representative of both urban and rural ratepayers charged with the following responsibilities:

(a) To conduct an examination of the present method of assessment of both urban and rural properties.

(b) To appraise this structure of assessment.

(c) To examine and appraise the present exemptions from assessment and taxation.

(d) To prepare a report outlining the present assessment structure, the extent of the exemptions therefrom, and to make any recommendations which it sees fit as to how this assessment structure might be simplified and improved.

We further recommend that the Committee be given authority to engage the services of competent professional consultants in the field of assessment.

3. Standards of Road Construction in Improvement Districts

Some access roads in local improvement districts appear to have been constructed to an unnecessarily high standard. We accordingly recommend that such roads in these areas should be built to a standard consistent with the purpose for which they are intended, with the volume of traffic which they are expected to carry, and with the level of standard and quality of roads in adjacent municipalities with which they connect.

4. Compensation for Injurious Affection

Section 303a of The City Act has been interpreted by the Courts in such a way as to provide compensation to property owners injuriously affected by the erection of public works on adjacent properties for both the diminution of the market value of their property and the capitalized value of the expected reduction in the stream of future income from that property.

SECRETARY'S

CALENDAR



Municipal District Act

OCTOBER

2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

5th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 61(v).

October 15 - Appoint returning officers, deputies, clerks and provide for polls by this date. Sec. 98.

October 26 - Notice of nomination day must be mailed to each resident proprietary elector or published on or before this date. Sec. 51, 97 and 101.

October 29 - Appoint enumerator (s) on or before this date. Sec. 111(1).

Town and Village Act

15th - Secretary-treasurer shall prepare a statement of monies received and their disposition, submit to council at next meeting and enter a copy in the minutes. Sec. 67(r).

October 19 - Election day to be held. Sec. 134(2).

October 24 - First (statutory) meeting to be held. Sec. 46(1). Oaths of office to be taken. Sec. 40(1) and 95(1).

Appointments - Mayor (village only). Sec. 44.

- Deputy Mayor. Sec. 49(1).

- Various Committees. Sec. 53(1).

- Representative to attend School meetings (if applicable) Sec. 58(2). Set day, hour and plan of regular council meetings. Sec. 48(1).

Assessment Act, 1960

October 31 - Assessor shall submit his assessments to the secretary-treasurer on or before this date. Sec. 25(1).

Publication and posting of the preparation of assessment roll and mailing of assessment notices to be done after assessors final return and not later than January 1st. Sec. 28, 30 and 31. E. J. B.

DMA SURVEY (cont'd)

We believe that an element of duplication is involved here and recommend that Section 303a be amended 'in such a way as to limit compensation to an amount, which when added to the reduced value of the affected property, would not exceed the value of the property prior to the construction of the public work.'

5. Compensation for Land Acquired for Public Purposes

The use of an arbitrary multiple of average assessed value is not a fair method of determining the price to be paid for land required for roads because of the unsuitability of the surveyed road allowance for road construction, the Department of Highways should offer the market price for the specific portion of land involved plus damages occasioned by the road, less benefits conferred by the public structure insofar as the latter affect market value.

6. Development and Extension of Local Self-Government

(a) While the Committee is of the opinion that the county form of rural local government with a single council possesses distinct advantages over the dual form with a municipal council and a school board it endorses the present practice of leaving the decision to local citizens to decide if and when they wish to change. We also suggest that the Provincial Government should continue to promote the formation of counties.

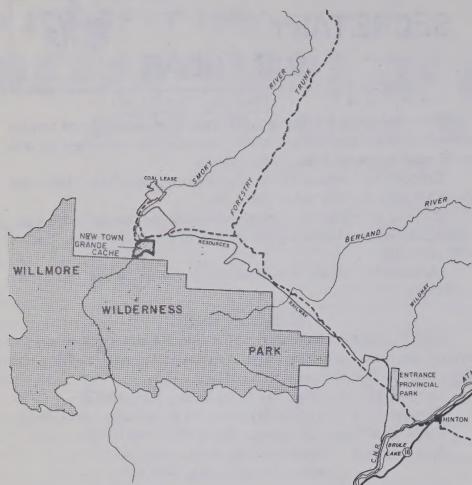
(b) We recommend that the Special Areas be reorganized into one or more counties and that the Government should review the improvement districts with a view to incorporating in whole or in part any of these, where circumstances permit, into adjacent counties or municipal districts or by establishing new counties.

(c) The fact that less than one half of the local improvement districts have advisory boards suggests that residents of these districts are indifferent to the privilege of exercising a voice in the management of their own affairs. We recommend that the field officers of the Department of Municipal Affairs, who are responsible for the administration of the improvement districts, make an effort to encourage and to assist residents in having an advisory board appointed. Such a board, in addition to its own merits, should serve as a stepping stone to full local self-government where the necessary prerequisites of population and an adequate economic base are present.

(d) We think it desirable that members of advisory committees for improvement districts should meet with municipal councillors at their annual convention.

7. Appointments to the Provincial-Municipal Advisory Committee

Because of the unique liaison function between the two levels of government performed by this committee we recommend that an effort be made to insure greater continuity of membership by making three-year appointments on a staggered basis.



GRANDE CACHE

COKING COAL

Not long after Alberta became a Province, geologists and industrialists were aware of the vast coal resources at what is now Grande Cache, about 80 miles northwest of Hinton. At that time, however, more accessible seams were being worked and the inaccessibility of the district stopped any further development. The development of oil and gas as a major fuel in North America after the second world war again left the subject of development dormant. Only in the last couple of years has the shortage of coking coal made the prospect of mining the coal in this Smoky River-Sheep Creek area seem reasonable. It is interesting to compare Grande Cache with Rainbow Lake. At Rainbow Lake the major problem of townsite location was to find land that was not flat. At Grande Cache the problem was to find flat land. The site of the mining operations to be first commenced has a 30% slope and this is typical of the foothills of the Rockies in this area.

IN THE FOOTHILLS

The population of Grande Cache has been estimated to reach 3,500 in the first instance, and then rise higher should the mining operations be enlarged. The land required to accommodate such a population together with its associated needs is in the order of 500 acres. The site that has been chosen is about 7 miles south of the proposed mining operation. The main part of the New Town consists of a small plateau rising about 200-400 feet above the neighboring river valleys of the Smoky and the Sulphur, the whole area being surrounded by mountains of 7000-8000 feet elevation. The process of eliminating alternate sites was rapid as this is presently the only known flat land of sufficient size for many miles in any direction. The need, therefore, was to ascertain that the ground contours and slopes, soil conditions and adequacy of economic water supply were satisfactory. This has now been shown to be the case.

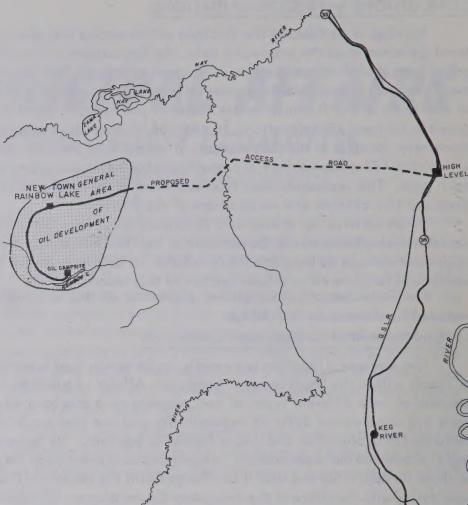
RAIL AND ROAD LINKS

Unlike Rainbow Lake, Grande Cache has no large campsite presently existing. The problems of accommodating construction workers and later permanent employees could erupt very rapidly. The Alberta Resources Railway, will link Grande Cache to Hinton when completed next year. The need for a highway link to Hinton has also been recognized as essential not only for the new needs of the new town but the major coal field developer as well.

POTENTIAL FOR GROWTH

Present estimates of population and town size are based primarily upon the activities of one company. It has been appreciated that with other companies holding interests in the area, the townsite has a potential to grow to a size two to three times the initial size anticipated. The region also has tourist industry possibilities.

As at Rainbow Lake, the present stage of making preparations for the permanent population will likely last until the spring of 1967, followed by road, water and sewer construction. Timing of the completion of the highway link with Hinton will determine the time when building construction on residences and other facilities will be completed. (M.B.S.)



RAINBOW LAKE

AN OILFIELD

Rainbow Lake is located in the oilfield of the same name, some 400 miles north west of Edmonton and about 90 miles west from High Level. On the basis of known recoverable reserves a production life of 40 years is predicted for the oilfield and this could be lengthened by further discoveries. In these circumstances, it is estimated the town may ultimately achieve a permanent population of about 4,500. This would include not only employees of the oil companies, but also those of contractors working in the oilfield and in service industries, shops, offices, local government and schools.

IN A MUSKEG WILDERNESS

The area within which the current exploratory and development work is taking place is a wilderness south of Zama Lake. In this wilderness is a ridge of high land stretching some 30 miles east to west. Otherwise there is very little relief from thousands of square miles of muskeg. Rainbow Lake itself lies about 15 miles south of the New Town and within a widening of the Hay River valley that is about 200 feet below the surrounding countryside. The problem faced by the Planning Office in finding any suitable townsite was to find land that was not muskeg and yet was near the centre of gravity of the oilfield operations. In an oilfield that is still being explored this was difficult! In addition a townsite location needed an actual and economic water supply and land characteristics of even slope and good drainage as to lend itself to urban development. Initial calculations showed that a minimum of 550 acres was required. With much of the region being impossible because of muskeg or bad drainage, selection of sites was narrowed down by a process of elimination to 2 or 3 locations that had the suitable characteristics. Examination of these sites in detail and investigation of possible sources of water supply lead to the eventual choice.

EARLY PLANNING

The early declaration of the New Town of Rainbow Lake will allow the New Town administration time to plan and prepare ahead of needs such things as the designs of subdivisions and the construction of roads, water supply and sewage disposal systems, housing and other facilities. Related to this timing will be the construction of a new highway from the New Town of High Level to Rainbow Lake. For about a year, therefore, it will be a period of planning, designing and construction of basic facilities; it is then envisioned that there would be a period of rapid expansion of the permanent townsite. Until this first stage of townsite construction is complete and the new town is connected by road to the outer world, life will continue to be centred on the 'oil camps'. (M.B.S.)

MONEY FOR A NEW TOWN

To create a New Town, The New Towns Act provides that debentures may be issued and money may be borrowed or expended without reference to the amount of the total assessment of lands, buildings and improvements or without reference to the amount of the current tax levy.

President Gordon Moyer and Vice President Cliff Doan.

The morning session was taken up with the President's report, the reading of the minutes of the previous meeting, presentation of the financial report and the appointment of a resolutions committee. Possibly because a fall meeting is scheduled, this latter committee did not find it necessary to present any resolutions for consideration of delegates on this occasion.

Discussion in the afternoon centered around amending legislation dealt with by department officials and the status of property assessments in the Peace River area together with the recently enacted Home Owners Tax Discount. The Tax Discount topic generated a lively question period. Gordon Moyer and Cliff Doan brought messages from the parent Association, while M. L. A.'s R. Ells and E. F. Montgomery took an active part in matters relating to government policy. Brief reports were also received in connection with regional road studies from two of the consulting engineering firms involved in that project.

The Conference concluded with an evening banquet after which guest speaker Hon. A. O. Fimrite spoke on the subject of "human resources".

In 1967, the Regional Conference will be held at Grande Prairie, with the County of Grande Prairie No. 1 acting as host municipality. (J.B.L.)

BITS AND PIECES

REGIONAL MEETINGS 1966

Union of Alberta Municipalities and Urban Secretary-Treasurers

Hanna, Wednesday, October 5
Leduc, Friday, October 7

* * * *

CONVENTION DATES 1966

Alberta Association of Summer Villages - 10540 - 112 St., Edmonton
October 24 at 8 p.m.

Union of Alberta Municipalities - Capri Motor Hotel, Red Deer
November 1 - 4th - Theme - "Review of Resources

Alberta Association of Municipal Districts and Counties
Palliser Hotel, Calgary, November 15 - 18th

* * * *

HIKING POPULAR

Last summer more than 331,000 "day hikers" walked the wilderness trails of Banff National Park.

* * * *

GROWTH

Since 1961, the fastest growing Canadian cities have been Calgary, Edmonton, Toronto, Ottawa and Montreal, in that order.

* * * *

PADDING ATTENDANCE FIGURES

In Burnaby, British Columbia, councillors have voted to spend \$270 to cushion hard wooden seats used by citizens who attend council meetings.

* * * *

BUTTONS FOR SAFETY

Buttons imbedded in the pavement, red on one side, green on the other, are the Texas Highway Department's latest traffic control device. The buttons reflect car lights and tell motorists if they are moving in the wrong direction.

(Rural and Urban Roads - August, 1966)

* * * *

CITIES SOON "FAT GALAXIES"

Cities are expected to expand by about 240 per cent in the next century and will become "fat galaxies", unable to cope with water pollution and traffic and housing problems, unless action is taken now, Jean-Claude La Haye, Canadian Town Planner, told the Quebec Urban Association at a meeting in June.

* * * *

WHY THE DIFFERENCE?

It has been noticed when dining out that a menu in Calgary usually offers "ham and honey" while in Edmonton the offering is "ham and raisin sauce". Is there an explanation?

* * * *

VETERAN MUNICIPAL ADMINISTRATOR

LEAVES HIGH RIVER POST

High River Town Administrator, Ross Ellis, resigned his post in September to take a position in private industry. He stays on as an advisor to the Town Administration until November 1st, 1966.

Mr. Ellis has a record of over nineteen years of service with his local government. Following his return from overseas service in World War II, he was elected councillor in February, 1947, serving his town in that capacity until December, 1950. Then he became Acting Mayor until February, 1961, when he was elected Mayor. This office was held continuously until his resignation in September, 1963.

In February, 1964, Mr. Ellis began his ROSS L. ELLIS official term as High River Town Administrator, which position he has held until this September.

Ross Ellis is also well known throughout Alberta in both municipal and provincial government circles as he has been an active worker in the Union of Alberta Municipalities, and represented that organization on a number of boards and committees. He is continuing to serve as one of the UAM members on the Provincial-Municipal Advisory Committee. He has been an active member of that Committee since December, 1959.

o Provincial Aid for Policing in Centres under 1,500 Population

R.C.M.P. OR \$3,600 PER YEAR

Subject to the availability of trained members of their Force, the Royal Canadian Mounted Police are now responsible in Alberta for the policing of all municipalities with a population of 1,500 or less. This was announced in a letter recently sent from the Department of the Attorney General to secretary-treasurers of eligible municipalities. If the R.C.M.P. are unable to police a municipality because of a lack of trained manpower, the advice in the letter is that the municipality may maintain its own police force with the aid of a provincial subsidy of \$3,600.

In addition, as of July 1st, all municipalities, large and small, gained another source of revenue when they were authorized to collect fines levied and subject to the provisions of the Highway Traffic Act.

ADDITIONAL PROGRAM OFFERED

o U of A COURSES in PUBLIC ADMINISTRATION

The University of Alberta is offering an additional certificate program for public administrators this October. Available in Edmonton this year, the program is designed for both men and women in the three levels of government, - municipal, provincial and federal. The courses in the program provide an intensive review of the nature of the Canadian economy and its special problems, the structure of Canadian society, including the forces and trends which are transforming it, together with a study of the techniques of administration and the human relations base on which they rest.

Regional and correspondence courses are continuing for Certificates in Local Government, Assessment Appraisal, Business Affairs and Accounting are the subjects offered this year.

Applications and enquiries should be sent to the Director, Department of Extension, U of A, Edmonton.

o CONSOLIDATION BEING STUDIED

MUNICIPAL ACTS UNDER REVIEW

Edmonton lawyer, Stan Ross, and William Isbister of the Department of Municipal Affairs have been appointed to review and study existing municipal statutes, and then make draft proposals for consolidating them into one municipal Act.

Messrs. Ross and Isbister have now completed considerable work on the project. They recently gave an interim report on their progress to a Provincial-Municipal Advisory Committee meeting in Edmonton. The Hon. A. J. Hooke is chairman of the PMAC. The Executive Council, the Department of Municipal Affairs, the Association of Municipal Districts and Counties, and the Union of Alberta Municipalities are represented with two members each in the Committee.

Mr. Hooke has said that it is hoped an acceptable consolidation can be prepared in time for consideration by the Legislature in February, 1967. (L. L. H.)





LONG IN THE SERVICE



GOLDEN MOMENTS: R.A. (Bob) Cantelon and his wife Florence smile proudly when Bob displays his commemorative plaque of the COUNSELLOR on June 30th. Mr. A.W. Morrison, Deputy Minister of Municipal Affairs had earlier presented the plaque to Bob on behalf of the Department with glowing tributes for his work as Liaison Officer and Editor.

BOB CANTELON RETIRES AFTER 28 YEARS

R.A. Cantelon, Liaison Officer and Editor, has retired. His last day of work was June 30th, 1966. On that date "Bob" Cantelon completed 28 rewarding years in the civil service of his beloved prairie province.

Bob was born in Boissevain, Manitoba in 1906. He came to Alberta in 1920 and remained here all his working life. His first employment saw him teaching for 15 years variously at Meeting Creek and Mirror, Alberta. Government service began for him when he joined the old Department of Trade and Industry in 1938. 1956 saw his transfer to the Department of Municipal Affairs as Departmental Liaison Officer. In that capacity, and as editor of The Alberta Municipal COUNSELLOR, Bob became widely known in both the provincial and municipal administrations of Alberta.

Members of the Provincial-Municipal Advisory Committee gave Bob a fine electric "ship" clock as a token of their regard and memento of his service as secretary to their Committee since its inception in 1959.

His retirement was highlighted, however, by a farewell gathering and presentation held in the DMA Building after the close of his last working day, June 30th. The Hon. A.R. Patrick acting Minister of Municipal Affairs, gave a testimonial of his personal knowledge of Bob's excellent service during the 28 years. Mr. A.W. Morrison, Deputy Minister of Municipal Affairs spoke to credit the high regard enjoyed by the COUNSELLOR to his enthusiasm and ability as Editor and then presented him with a plaque on behalf of the Department to commemorate his service and achievements in that position. Bob's wife, Florence, also attended and was presented with a large bouquet of red roses by Miss Marlene Stasiuk, his secretary for the last four years. About 150 staffers and friends were in the gathering.

The Cantelons have moved to a small orchard overlooking the Okanagan Lake at Naramata, B.C. There, Bob is continuing his interests in writing, photography, music and collecting early Canadiana. He has sent back the following message "Don't let there be any question about it: Florence and I are still Albertans living in and loving British Columbia . . . but certainly not loving Alberta less." ●

* * * *

Total assessment and valuation for all municipalities in Alberta for the year 1966 is calculated in the amount of \$2,900,243,712.



Current Executive of the Urban Secretary-Treasurer's Association

Left to Right: (Back Row) Jim Clark, Secretary-Treasurer, Fort Saskatchewan, D. L. Frunchak, Director, Mundare, W.A. Bell, President, Leduc, Warren Jones, Vice-President, Raymond.

(Front Row) Directors, K.V. Bevans, Cardston, H. Sommerville, Trochu, Edward Gordon, Brooks and Edward Pink, Stony Plain.

Photo at Banff (By Lloyd Gilmour)

JOINED THE DEPARTMENT IN JULY

LIAISON OFFICER NAMED

New Liaison Officer for the Department of Municipal Affairs and Editor of the Alberta Municipal COUNSELLOR, is Lorne Hurst, 44, of Edmonton. Lorne has come to us from the headquarters staff



of the Alberta Emergency Measures Organization, where he worked in assisting Alberta municipalities with their organization and planning for Emergency Measures.

Lorne's background also includes a time as editor of the Grande Prairie Herald-Tribune, a period as Canadian Army Public Relations Officer and five years promoting Western Canada with good public relations while District Superintendent for the Canadian National Railways in Europe.

Your new editor was born in Coronation, Alberta and raised on a cattle ranch 25 miles south of that centre. During World War II he served in England and Northwest Europe, and since then, with the United Nations Forces in Korea during 1950-51. Square dancing, hiking and Community League work are listed among his hobbies. He is married with two sons and a daughter.

(A.W.M.)

ASSESSOR'S ADVANCEMENT (From Page 1)

advance the Canadian Association and the advancement of assessment as a profession was thoroughly discussed from the floor.

Land values and how they are effected by recent economic changes, education of assessors, assessment procedures in various provinces and the potash industry in Saskatchewan were among various other items examined.

The Convention had its brighter side which consisted of a reception on July 13 and a banquet and dance on July 15. The Saskatoon Board of Trade and the City of Saskatoon were joint hosts, and their hospitality was much appreciated by all those present.

(A.R.I.)

THIS MONTH

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